



**VAUGHANREYNOLDS**  
ESTATE AGENTS

13 West Street  
Old Town, Stratford-Upon-Avon, CV37 6DW



## Property Description

Occupying an enviable position in the heart of Old Town, this attractive, bay fronted terrace home has been comprehensively refurbished and remodelled by the current owners, to now offer a wealth of spacious and well appointed accommodation over four levels. The blend of modern refinement and period charm works exceptionally well and should appeal to a wide mix of buyers' needs.

Being set back from the road beyond an enclosed fore garden, the internal accommodation in brief comprises: Entrance hall with part tiled and flagstone flooring, period style radiator and decorative panelling. Entering the sitting room, you are greeted by a stone fireplace with herringbone brick relief and stone hearth. There is a bay window to front and oak flooring throughout. Continuing through to a dining room, with bespoke storage, flagstone flooring and access to a useful cellar. The original sashes to the front of the property have been upgraded with Heritage double glazing.

A glazed, inner lobby provides access to a WC and Utility cupboard and links the house to a superb, 1909 breakfast kitchen. This space is filled with natural light through an expanse of opening glass to rear and a glazed roof lantern. The kitchen itself is beautifully appointed with a range of storage, integrated appliances, boiling water tap, and marble work surfaces with waterfall edges. There is ample space for a relaxed seating or occasional dining area.

To the first floor, a central landing provides access to two spacious and well presented bedrooms, a stylish family bathroom with Burlington suite and separate shower room. The third and main bedroom is located to the second floor, further boasting a Juliet balcony to rear.





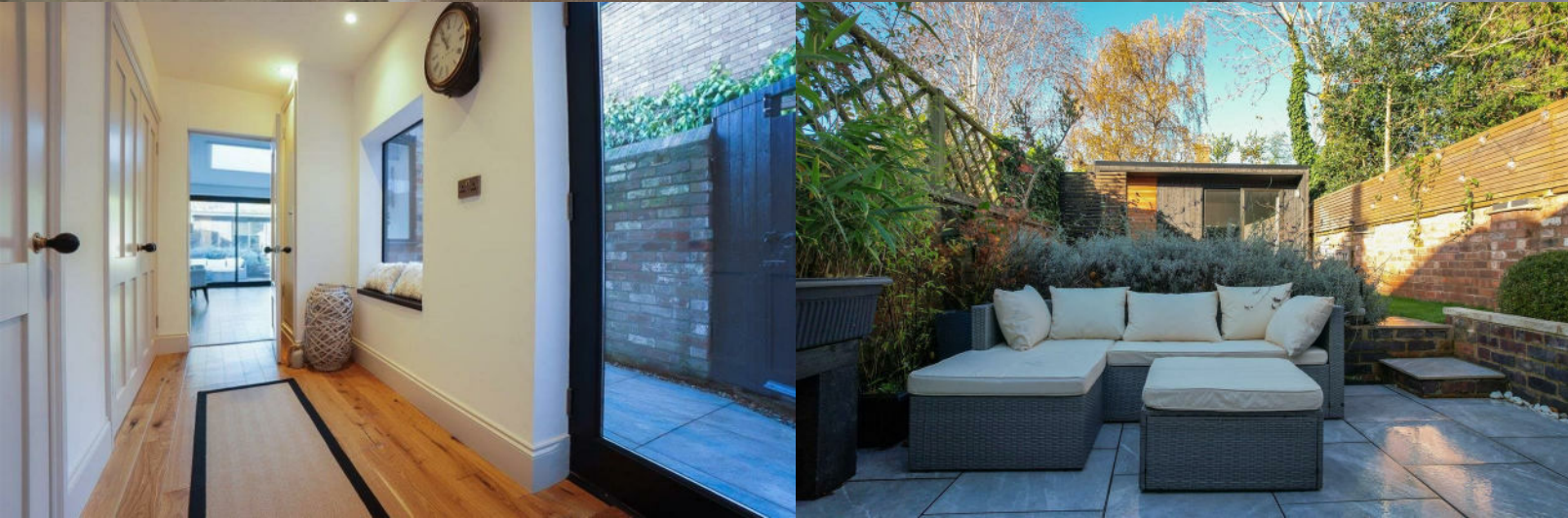


Externally, there is a pleasant, due west facing walled garden, with a delightful sunken terrace for alfresco dining and raised beds and lawn, with central pathway leading to a versatile outbuilding, which has been divided to provide a home office/hobbies rooms and separate stores. Parking is on road and permits can be applied for via Warwick District Council at a cost of £25 per annum.

### Location

Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. It attracts almost four million visitors a year who come to see its rich variety of historic buildings. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts.

The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible.





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## GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

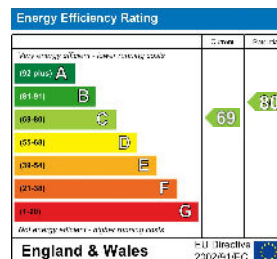
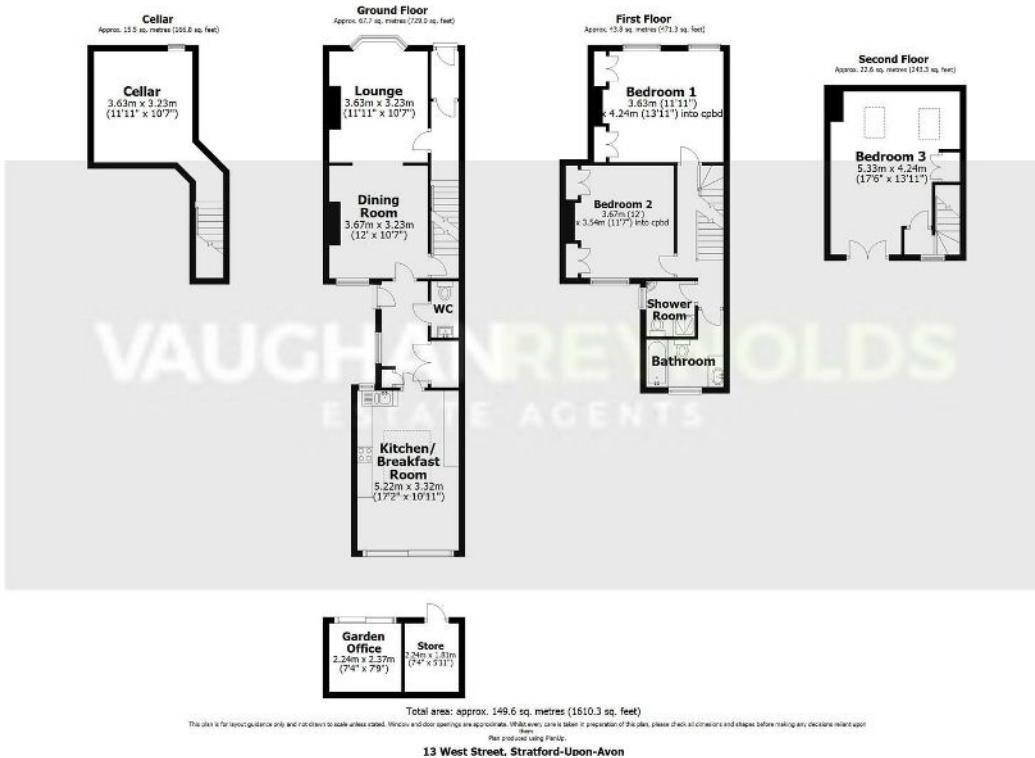
Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Stratford District Council, Council Tax Band D

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained. To complete our quality service, VaughanReynolds is pleased to offer free valuations. Please contact the office on **01789 292659** to make an appointment.

VaughanReynolds, for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither VaughanReynolds nor any person in his employment, has an authority to make or give any representation or warranty whatsoever in relation to this property.



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